



**CITY OF SAINT PAUL**  
*Christopher B. Coleman, Mayor*

*25 West Fourth Street  
Saint Paul, MN 55102*

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## **MEMORANDUM**

DATE: May 25, 2007

TO: Mayor Coleman and Members of the Saint Paul City Council

FROM: Donna Drummond, City Planner, Department of Planning & Economic Development

RE: **Proposed Interim Zoning Ordinance for Central Corridor**

On May 17<sup>th</sup> the University Avenue Central Corridor Task Force approved a recommendation for an interim zoning ordinance for the portion of the Central Corridor that is west of Marion Street to the border with Minneapolis. Marion Street is the western border of the Capitol Area Architectural and Planning Board's jurisdiction, where City zoning requirements do not apply. The Task Force's recommendation, including a map of the proposed overlay area, is attached. They have requested that their recommendation be forwarded to you for your consideration.

The University and Capitol/Downtown Central Corridor Task Forces have recently completed their recommendations for the ***Central Corridor Development Strategy***. These recommendations have been forwarded to the Planning Commission for a public hearing and recommendation for adoption as a chapter of the City's Comprehensive Plan. The University Task Force is recommending to the Mayor and City Council that interim zoning regulations be put in place temporarily for up to one year while a zoning study is undertaken to determine needed Zoning Code text amendments and property rezonings necessary to implement the recommendations of the ***Central Corridor Development Strategy***.

It is important to note that the University Task Force is not recommending a moratorium on development. New development during the one year period of the interim ordinance would be regulated by additional requirements that would encourage development that is consistent with the vision and recommendations of the Central Corridor Development Strategy.

### **Approval Process**

The City Attorney's office has indicated that the following process would apply for consideration and approval of an interim ordinance.

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Under Minn. Stat. § 462.355, Subd. 4, a municipality is permitted to adopt interim ordinances to regulate development while a planning study is underway. Under the law, an interim ordinance may only last for one year. In Saint Paul, implementation of an interim ordinance is guided by the City Charter requirements for enacting ordinances. Accordingly, Saint Paul enacts interim ordinances using a two step process.

First, a *resolution* that serves to immediately impose regulations or prohibitions on a development or use is introduced for adoption by the City Council. Upon the effective date of the resolution, the City deems the regulations or prohibitions specified in the resolution to be in effect. Second, at or near the same time that the resolution was introduced for adoption, a separate *ordinance* is presented to the City Council. This ordinance which contains the same regulations or prohibitions on a development or use that are set forth in the resolution will, if enacted, become the actual interim ordinance. The ordinance then moves through the procedure for adoption that all City ordinances follow as specified in City Charter Chap. 6.

The City follows this two step process because it often takes more than sixty days for an ordinance to become effective under the procedures specified in the Charter. Thus the “first step” resolution serves to immediately adopt the regulations or prohibitions which Minn. Stat. § 462.355, Subd.4 permits and “bridges” the “enforcement gap” resulting from the lengthy process inherent in the “second step” to enact any ordinance under the City Charter. When the interim ordinance becomes effective under the Charter, the original resolution is dissolved. However, for the purpose of calculating the one-year effective date of the interim ordinance, the effective date of the resolution sets the date of the beginning of the one year interim ordinance.

Please feel free to contact me at 266-6556 or [donna.drummond@ci.stpaul.mn.us](mailto:donna.drummond@ci.stpaul.mn.us) if you have questions or would like a briefing on this recommendation.

Attachments.

cc: Cecile Bedor, Larry Soderholm, Patty Lilledahl, PED  
Brian Alton, Planning Commission Chair  
University Central Corridor Task Force Members